

097.0

0002

0004.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,155,300 / 1,155,300

APPRAISED: 1,155,300 / 1,155,300

USE VALUE: 1,155,300 / 1,155,300

ASSESSED: 1,155,300 / 1,155,300

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
35		HUTCHINSON RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: AMBROSIA PATRICK W &amp; PATRICE L

Owner 2:

Owner 3:

Street 1: 35 HUTCHINSON ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: WALSH TERESA -

Owner 2: -

Street 1: 35 HUTCHINSON ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains .213 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1920, having primarily Clapboard Exterior and 2748 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code Descrip/No Amount Com. Int

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 6 - Colonial	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 2	Rating: Very Good	A Bath:	Rating:					38							
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 2 - Clapboard	Sec Wall: 7 - Brick	3/4 Bath: 1	Rating: Very Good	A 3QBth:	Rating:					2							
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: YELLOW	View / Desir:	1/2 Bath: 1	Rating: Very Good	A HBth:	Rating:					8							
<b>GENERAL INFORMATION</b>				OthrFix:	Rating:														
Grade: B - Good				<b>OTHER FEATURES</b>				1st Res Grid Desc: Line 1 # Units 1											
Year Blt: 1920	Eff Yr Blt:	Location:		Kits: 1	Rating: Very Good	Level	FY LR DR D K FR RR BR FB HB L O												
Alt LUC:	Alt %:	Total Units:		A Kits:	Rating:	Other													
Jurisdct: G14	Fact: .	Floor:		Frl: 2	Rating: Average	Upper													
Const Mod:	Lump Sum Adj:	% Own:		WSFlue:	Rating:	Lvl 2													
Name:				Totals		Lvl 1													
DEPRECIATION				RMs: 7	BRs: 3	Baths: 2	HB 1												
Avg Ht/FL: STD				<b>REMODELING</b>				<b>RES BREAKDOWN</b>											
Prim Int Wal 2 - Plaster				Exterior:	No Unit	RMS	BRS	FL											
Sec Int Wall: %				Interior:	1	7	3	M											
Partition: T - Typical				Additions:															
Prim Floors: 3 - Hardwood				Kitchen:															
Sec Floors: %				Baths:															
Bsmnt Flr: 12 - Concrete				Plumbing:															
Subfloor:				Electric:															
Bsmnt Gar: 2				Heating:															
Electric: 3 - Typical				General:															
Insulation: 2 - Typical				Totals															
Int vs Ext: B				1	7	3													
Heat Fuel: 2 - Gas																			
Heat Type: 1 - Forced H/Air																			
# Heat Sys: 2	% Heated: 100	% AC: 100																	
Solar HW: NO	Central Vac: NO	% Sprinkled:																	
% Com Wal	CALC SUMMARY			COMPARABLE SALES															
	Basic \$ / SQ: 130.00			Rate	Parcel ID	Typ	Date	Sale Price											
	Size Adj.: 1.13791823																		
	Const Adj.: 1.01239884																		
	Adj \$ / SQ: 149.764																		
	Other Features: 147464																		
	Grade Factor: 1.33																		
	NBHD Inf: 1.00000000																		
	NBHD Mod:																		
	LUC Factor: 1.00																		
	Adj Total: 747187																		
	Depreciation: 80696																		
	Deprecated Total: 666491																		
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val													
SPEC FEATURES/YARD ITEMS				Juris. Factor: 1.00	Before Depr: 199.19														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value		
2	Frame Shed	D	Y	1	6X10	A	AV	1999	0.00	T	16	101							
More: N				Total Yard Items:				Total Special Features:				Total:							
<b>IMAGE</b> <b>AssessPro Patriot Properties, Inc</b>																			
																			